



8 LINDEN MEWS LINDEN ROAD, SAVILE PARK

Situated in one of Calderdale's premier residential locations, lies this 4 bedroomed semi-detached residence providing an attractive and deceptively spacious family home. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises of an Entrance Hall; Modern Fully Fitted Dining Kitchen; Downstairs Cloakroom; Utility Room; Spacious Lounge; Entrance vestibule; 4 Bedrooms; 2 Bathrooms; Solar Panels; Landscaped Garden; and Off Road Parking Facilities. The property provides excellent access to Halifax Town Centre, the local amenities of Skircoat Green & Savile Park (including outstanding schools), and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. An early appointment to view this superb property is absolutely essential in order to avoid disappointment.

Price Guide: 0/0 £450,000

The front entrance door opens into the

ENTRANCE VESTIBULE

With one double radiator and a fitted carpet.

From the Entrance Vestibule a door opens into the

SPACIOUS LOUNGE 23'6 x 15'5 extending to 20'9



This delightful and spacious room has double glazed windows to three elevations providing its light and spacious aspect. There is a feature fireplace incorporating a living flame log effect gas stove on a matching hearth with matching surround. Two double radiators, one TV point and a fitted carpet.



From the Lounge a panelled door opens into the

ENTRANCE HALL

With door to

UTILITY ROOM 6'7 x 5'6

The utility room extends under the stairs providing further useful storage facilities. It has the benefit of plumbing for an automatic washing machine and houses the Ideal Logik combination boiler. There is one double radiator, power points and a uPVC double glazed window to the side elevation.

From the Hall a door opens to a walk-in cupboard providing excellent storage facilities. Door to cloaks cupboard with coat hanging and shoe storage facilities.

From the Hall a door opens in to the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising hand wash basin with mixer tap, low flush W/C, a chrome heated towel rail/radiator, and inset spotlight fittings to the ceiling.

The Hall has one double radiator, fitted carpet and a side entrance door. From the Hall a panelled door opens into the

SPACIOUS AND FULLY FITTED DINING KITCHEN 18'8 x 15'9

KITCHEN AREA



This superb German Kitchen is fully fitted with a range of modern wall and base units incorporating matching quartz work surfaces with a single drainer sink unit with mixer tap, centre island with induction hob, a fan assisted electric oven and grill, integrated Neff microwave, integrated fridge freezer, integrated Neff wine cooler, integrated Bosch dishwasher, condiments cupboard, pull out shelves, and integrated recycle bin. This delightful room has double glazed windows to the rear elevation and bi folding doors to the side elevation opening on to the patio garden and providing this room with its light and spacious aspect. Inset spotlight fittings to the ceiling.

DINING AREA



With double glazed window to the side elevation, and one double radiator.

From the Hall a wide staircase with fitted carpet leads to a half landing with double glazed window to the side elevation, steps continue to the

LANDING

With access to an insulated and boarded loft and one double radiator. Door to cylinder cupboard. From the Landing a door opens into

BEDROOM TWO 15'4 x 11'



This spacious double bedroom has double glazed windows to the front and side elevations, one double radiator and a fitted carpet. From the landing door to the

SHOWER ROOM

With modern white three-piece suite comprising hand wash basin with mixer tap, low flush WC and folding door to walk-in shower with handheld and overhead units. The shower room is tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. Chrome heated towel rail/radiator, and inset spotlight fittings to the ceiling.

Originally a door opened from the Landing to make the shower room en suite to the bedroom providing a master suite. The door can be re-instated if required. From the Landing a door opens into

BEDROOM THREE 12' x 12'3

This third double bedroom double glazed windows to the rear and side elevations, one double radiator and a fitted carpet. From the Landing a door opens into the inner landing with access to the

MASTER BEDROOM SUITE

BATHROOM

With modern white three-piece suite comprising wash basin in vanity unit, low flush WC, panelled bath with mixer tap and a walk-in shower cubicle with hand held and overhead shower units. This attractive modern bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. There is a double-glazed window to the side elevation, chrome heated towel rail/radiator and inset spotlight fittings to the ceiling.

From the Landing a door opens to an airing cupboard.

From the Landing a door opens into the

BEDROOM FOUR / DRESSING ROOM 6'2 x 11'8

This room is presently used as a dressing room but was originally designed and used as a bedroom with double glazed window to the side elevation, one double radiator and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 10'7 x 15'8



With double glazed windows to the rear and side elevations. With sliding doors opening to built-in wardrobes, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and has the benefit of all mains services, gas, water and electric with the added benefit of double glazing and gas central heating, with the added benefit of Solar panels which have recently been installed. The property is Freehold and is in Council tax Band E

EXTERNAL



To the front of the property there is a lawned garden with off road parking for two vehicles and a flagged path leading to the front entrance door. To the side of the property there is a further garden and path leading to the rear garden incorporating a flagged patio area, rockery garden and mature shrubs. The side garden can be accessed via the bi folding doors in the Dining Kitchen and makes an excellent entertainment area.

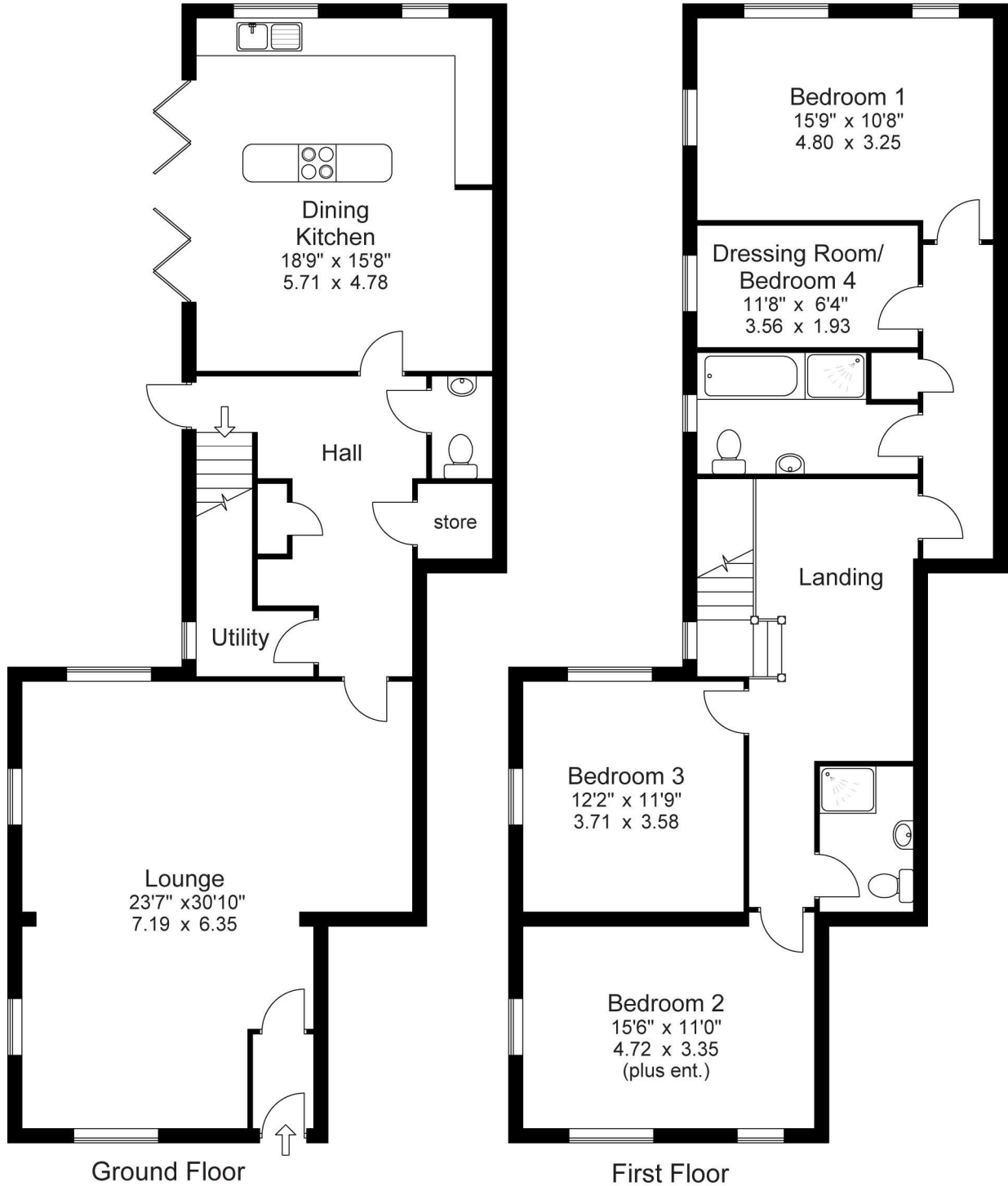
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

SAT NAV HX3 OAR

Approx Gross Floor Area = 1920 Sq. Feet
= 178.3 Sq. Metres



For illustrative purposes only. Not to scale.

K227 Printed by Ravensworth 01670 713330